

# 20 Tompson Street, Garran, ACT 2605



## Sold House

Wednesday, 13 September 2023

20 Tompson Street, Garran, ACT 2605

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 823 m2**

**Type: House**



Chris Wilson  
0418620686



Jack Wilson  
0402367713

**\$1,305,000**

Set on a quiet loop street location within a short distance to the Garran shopping centre is this beautifully presented 3-bedroom family home. Whether you are looking for something that has development potential or wanting to secure a foothold in this popular Woden suburb this could be just what you're looking for. Featuring 3 bedrooms, lounge and dining area with French doors that open onto the back yard. Ducted gas heating and reverse cycle air conditioning will help make life comfortable all year round. Inside the home has been re-painted throughout and has had new carpet laid. Outside there are new fences and the gardens are neat and tidy. Some of the reasons buyers look for homes in this location are the close proximity to the ever-expanding Canberra hospital or you may want to enroll your children into Garran Primary School. You are also a short walk up onto the nature trails that surround Red Hill and of course there is easy access onto the roads that lead to the city, Woden, Fyshwick and Tuggeranong. Be sure to call to one of our many open homes prior to auction day to register your interest in what is another wonderful offering by Cream Residential.

Outgoings General Rates: \$1,357 p/qtr (approx.) Land Tax (if rented out): \$2,541 p/qtr (approx.) UCV: \$1,199,000 Block Size: 823m<sup>2</sup> House Size: 96.5m<sup>2</sup> Year of Construction: 1966 EER: 0.0

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